

PLANNING AND DEVELOPMENT SERVICES REPORT
PRELIMINARY PLAT

PC PPPL 2013-0004

DATE: **July 25, 2013**
MEETING DATE: **August 14, 2013**
REPORT BY: **Brian Kulina**

REQUEST:

A Preliminary Plat request from Mogollon Engineering and Surveying, Inc., on behalf of Miramonte Homes, for a Preliminary Plat of Tract B of The Presidio in the Pines master planned development. The Tract B Preliminary Plat consists of 14 single-family residential townhome lots on approximately 1.65 acres located at 2700 S Presidio Drive South, within the Highway Commercial (HC) Zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

Undeveloped.

PROPOSED LAND USE:

14 townhome lots.

NEIGHBORHOOD DEVELOPMENT:

North: Undeveloped Single-Family Residential Townhomes; High Density Residential (HR) Zone
East: Undeveloped Single-Family Residential Townhomes; High Density Residential (HR) Zone
South: Undeveloped Single-Family Residential Townhomes; High Density Residential (HR) Zone
West: Undeveloped Mixed-Use, Presidio Town Square; Highway Commercial (HC) Zone

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find that the proposed Preliminary Plat meets the requirement of the Zoning Code (City Code Title 10), the Subdivision Code (City Code Title 11), and the Engineering Design Standards and Specifications for New Infrastructure (City Code Title 13).

STAFF REVIEW:

Introduction and Discussion

On May 18, 2004, the City Council approved Ordinance No. 2004-05 that rezoned approximately 91 acres of

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property from the Rural Residential (RR) Zone as follows: approximately 77 acres to the High Density Residential (HR) Zone, approximately 1 acre to the Single-Family Residential (R1) Zone (formally known as the Urban Residential (UR) Zone), and approximately 13 acres to the Highway Commercial (HC) Zone (formally known as the Urban Commercial (UC) Zone).

On May 28, 2004, the City Council approved Resolution No. 2004-40 that entered the City into a Development Agreement that included the Presidio in the Pines Development Master Plan. A copy of the recorded Development Agreement, with included Development Master Plan is on file and available for inspection with the Community Development Department. Subsequently, the Development Agreement has been amended three times by the City Council. The most recent amendment entitled the Third Supplement to the Development Agreement is dated August 2, 2012.

The Final Plat of Presidio in the Pines, which included Tract B, was approved by the City Council and was recorded on May 19, 2005. Development was anticipated to include 470 residential units, construction of the entire on-site private and public roadway system, construction of the required improvements to Woody Mountain Road, construction of the entire on-site public water and sewer systems, construction of the required off-site public water and sewer improvements, and construction of the entire stormwater detention system.

A Commercial Tentative Plat of Tract B was approved by the City Council on December 6, 2005. Development was anticipated to include 15 commercial condominiums totaling 16,111 square feet and 26 residential loft condominiums. A final plat was never pursued, thus rendering the tentative plat expired in accordance with Section 11-20.60.040 of the Subdivision Code.

A Conditional Use Permit application to allow the establishment of a Planned Residential Development within the Highway Commercial (HC) zone was reviewed and approved by the Planning Commission on August 14, 2013.

Flagstaff Area Regional Land Use and Transportation Plan

The Flagstaff Area Regional Land Use and Transportation Plan (RLUTP) designates the subject property as Mixed Use, which encourages densities of not less than seven (7) dwelling units per acre. The primary objective of the Mixed Use land use designation is to provide a mix of housing types, shopping, and employment centers that invite walking to gathering places, services, and conveniences, and that are fully integrated into the larger community. While the subject property is no longer proposed with a non-residential component, the Presidio in the Pines master planned development fulfills the intent of the Mixed Use designation by providing additional lots that are planned for non-residential development, a central town square gathering place, and an extensive system of pedestrian amenities that enhance connectivity.

ZONING REQUIREMENT

The subject property is currently zoned Highway Commercial (HC). Presidio in the Pines was planned and developed using the Traditional Neighborhood District (TND) standards found within the previous Land Development Code. When the Zoning Code was adopted, the TND standards were carried forward in the form of transect zones. While townhomes are not specifically permitted within the HC zone, they are permitted as part of a Planned Residential Development (PRD) with the issuance of a Conditional Use Permit (CUP). The Zoning Code established the PRD as a mechanism to allow the development of specific transect zone building types (i.e.

townhouse, duplex, courtyard apartments, etc.) in non-transect zones. These specific building types, however, are dependent on transect development standards. As such, this development proposes the use of the T4 Neighborhood 2 (T4N2) transect zone development standards.

Density/Intensity/Development Standards

The development has a proposed net density of 13.1 dwelling units per acre, which exceeds the minimum seven (7) dwelling units per acre established by the RLUTP and the minimum 13 dwelling units per acre established by the Zoning Code. As previously mentioned, this development is proposed as using the T4N2 development standards. Section 10-40.40.080.A of the Zoning Code (Page 40.40-31) indicates that the primary intent of the T4N2 zone is to create new walkable urban neighborhoods that are in character with established neighborhoods through the integration of small-footprint, medium-density building types that are likely smaller than those found in other zones.

Section 10-50.110.120 of the Zoning Code (Page 50.110-20) establishes specific development standards for townhouse development within a transect zone. These standards include setbacks that are reduced from traditional zoning districts, a minimum lot width of 18-feet, a minimum lot depth of 80-feet, individual entrances facing a street, porches, and rear loaded design. This development proposal meets the criteria of the townhome standards except for minimum lot depth. In order to meet the minimum density requirements and rear loaded design standard, a 22-foot wide private roadway is planned to connect Presidio Drive South and Mission Timber Circle bisecting the subject property. All lots meet the minimum lot size requirements of 1,440 square feet.

Reductions in development standards are supported by the Zoning Code when the lot is created by a recorded subdivision as a legal building site (Section 10-20.60.090, Page 20.60-6). Staff feels that these reductions in the standards are mitigated by the site and development design, and the integration of the development into the Presidio in the Pines master planned development. Further, Staff believes that this development is in conformance with the requirements of the Zoning Code.

Natural Resources

In accordance with Section 10-50.90.020.A of the Zoning Code (Page 50.90-2), the subject property is located within the established Resource Protection Overlay (RPO) Zone. When Presidio in the Pines was initially entitled and platted, a Tree Resource Plan, a copy of which is attached to this report, was submitted to and approved by the City. That plan identified Tract B as having no preserved forest resources; however, the Applicant has agreed to preserve as many existing trees as possible during the development of the project. No floodplain or slope resources are located on the subject property.

Open Space

The open space requirement for a townhome lot is 15% of the lot area. The open space can be provided in several forms, including porches, balconies, open ground, or useable common area. Open space for this development should range from 578 square feet for the smallest lot to 1,085 square feet for the largest lot. On-lot open space is primarily provided by an approximately 445 square foot porch. This leaves an open space deficiency ranging from 133 square feet for the smallest lot to 640 square feet for the largest lot. This development is part of the larger Presidio in the Pines master planned development that provides for approximately 15.5 acres of open space spread throughout the

development, including the 1.24 acre Town Square immediately adjacent to Tract B. When the off-site open space is combined with the provided on-site open space, staff believes that the intent of the T4N2 zone is being met resulting in a compact urban form that is in character with the surrounding neighborhood.

Landscaping

Table 10-50.60.050.A of the Zoning Code (Page 50.60-19) requires that street buffer and building foundation landscaping be provided at a plant rate of 1 tree per each 25 linear feet with 2 shrubs and 2 groundcover plants per tree. As previously mentioned, the Applicant is working to preserve existing trees, which, in accordance with Section 10-50.60.050.A.1.g of the Zoning Code (Page 50.60-18), can be used to offset some of the required landscaping. A final landscape plan prepared in accordance with Section 10-50.60.030.C of the Zoning Code (Page 50.60-6) will be required as part of the public improvement plan submission.

Lighting

In accordance with Section 10-50.70.040.B of the Zoning Code (Page 50.70-4), this development is located within Lighting Zone 2. In accordance with Table 10-50.70.050.A of the Zoning Code (Page 50.70-6), the maximum total lumens for a single-family residential development within Zone 2 is 10,000 lumens per lot, which includes a limit of 4,000 lumens per lot for partially shielded light fixtures. Development includes 3 light fixtures per lot with a lumen output of approximately 1,500 lumens per fixtures for a total on-lot lumen count of 4,500 lumens per lot. Final lighting compliance will be ensured during the building permit review process.

Building Design

The townhomes are two-stories tall with finish floor elevations (FFE) that vary from lot-to-lot, which help to distinguish between building modules. The ground floor includes a 2-car garage, master bedroom and bath, living area, dining area, kitchen, laundry, and half-bath. The second floor includes 2 bedrooms, a full bath, and a loft. Four lots are proposed with an optional attached casita that includes separate external access, a bedroom, sitting area, and full bath. These casitas do not meet the Accessory Dwelling Unit size or amenity requirements as prescribed by the Zoning Code and are therefore classified as a bedroom.

Proposed elevations and floor plans are attached to this report for review. The Developer has provided a design that includes multi-planed pitched roofs with building materials and window designs that are traditionally seen throughout Flagstaff. Columns and a porch work to establish a pedestrian scale to the building and clearly define the main entrance of each dwelling unit. In keeping with the Presidio new urbanism design principles, the front door of each unit is oriented to the street with rear vehicular access.

Staff believes the proposed building design, material, and site work together to provide a development that integrates into the neighborhood and meets the design requirement of the Zoning Code. Final design compliance will be ensured during the building permit review process.

SYSTEMS ANALYSIS:

Traffic/Access/Pedestrian/Bicycle

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No traffic impact analysis was required for this development. Bicycle and pedestrian access is available from this site via existing sidewalks and the new private roadway, which has a proposed cross-section in keeping with Presidio new urbanism design principles, provides vehicular access to the rear loaded garages, and will be maintained by the established Homeowners Association. Section 11-20.120.010.A of the Subdivision Code requires that all lots created by the subdivision of land shall have their own frontage to a public or private street. Section 10-80.20.060 of the Zoning Code (Page 80.20-32) defines frontage as the areas between the façade and the vehicular lanes inclusive of its built and planted components. Although the lots along the east and south edges of the subject property do not have a physical connection to the adjacent street, they do have frontage, as defined by the Zoning Code, along the street and they have legal access to either Presidio Drive or Mission Timber Circle via the new private roadway. Staff believes that this meets the intent of the Subdivision Code by granting legal access to the individual lots that cannot be removed, denied, or modified without City Council action. Further, Staff believes that this development is in conformance with the requirements of the Zoning Code, the Subdivision Code, and the Engineering Design Standards

Water System

In accordance with the Engineering Design Standards, an 8-inch water main will be extended from an existing main located in Presidio Drive South and Mission Timber Circle through the private roadway. Individual building services will be provided from this new main.

Wastewater System

In accordance with the Engineering Design Standards, 8-inch sewer main will be extended from an existing main located in Mission Timber Circle south through the private roadway. The new main will terminate at the northwest side of the property. Individual building services will be provided from this new main.

Stormwater System

The original Drainage Master Plan for Presidio in the Pines accounted for the development of Tract B. No new Low Impact Development (LID) or detention features are required on-site. The Developer has noted that native, drought tolerant plantings and passive rainwater harvesting will be used across this development.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

Attachments:

- Preliminary Plat Application
- Vicinity Map
- Aerial Image
- Elevations and Floor Plans (Included in PC CUP 2013-0004 Packet)
- Tree Protection Plan (Included in PC CUP 2013-0004 Packet)

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- Preliminary Plat (Included in PC CUP 2013-0004 Packet)